119.0	0001	0009.C	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,900 /	782,900
					USE VALUE:	782,900 /	782,900
					ASSESSED:	782,900 /	782,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
324		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPOULIDIS DEMETRIOS
Owner 2:	PAPOULIDIS ASIMINA X
Owner 3:	
Street 1:	324 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LO DAVID C/JENNIFER F -
Owner 2:	-
Street 1:	324 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,003 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 2419 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6003.000	356,400	6,400	420,100	782,900
Total Card	0.138	356,400	6,400	420,100	782,900
Total Parcel	0.138	356,400	6,400	420,100	782,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.65 | /Parcel: 323.6

Legal Description

User Acct

76857

GIS Ref

GIS Ref

Insp Date

10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 119.0-0001-0009.C

!9241!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,400	6400	6,003.	420,100	782,900	782,900	Year End Roll	12/18/2019
2019	101	FV	288,900	6700	6,003.	426,100	721,700	721,700	Year End Roll	1/3/2019
2018	101	FV	288,900	6700	6,003.	318,000	613,600	613,600	Year End Roll	12/20/2017
2017	101	FV	288,900	6700	6,003.	288,000	583,600	583,600	Year End Roll	1/3/2017
2016	101	FV	288,900	6700	6,003.	276,000	571,600	571,600	Year End	1/4/2016
2015	101	FV	271,100	6900	6,003.	234,000	512,000	512,000	Year End Roll	12/11/2014
2014	101	FV	271,100	6900	6,003.	222,000	500,000	500,000	Year End Roll	12/16/2013
2013	101	FV	271,100	6900	6,003.	211,200	489,200	489,200		12/13/2012

PRINT

Date	Time
12/10/20	23:44:38

LAST REV

Date	Time
09/03/19	13:57:27
apro	
9241	

USER DEFINED

Prior Id # 1:	76857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LO DAVID C/JENN	47232-592		4/5/2006		520,000	No	No		
WALDEN HAROLD W	34094-490		11/19/2001	Family	390,000	No	No		
	12598-618		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/1993	314		3,725					WDK 10X27

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Meas/Inspect	HS	Hanne S
4/6/2009	Measured	197	PATRIOT
8/15/2006	MLS	HC	Helen Chinal
1/20/2002	MLS	MM	Mary M
2/15/2000	Measured	268	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6003		Sq. Ft.	Site		0	70.	1.00	5									420,063						420,100	

Total AC/HA: 0.13781 | Total SF/SM: 6003 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,063 | Spl Credit | Total: 420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28424942
Const Adj.:	0.99495000
Adj $ / SQ:	134.165
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437809
Depreciation:	81432
Depreciated Total:	356377

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

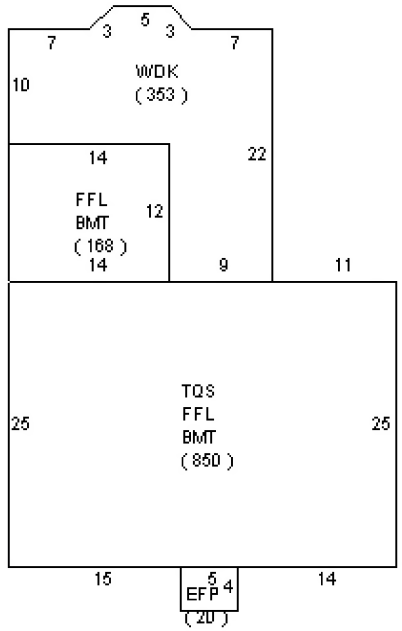
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.58
Special Features:	0	Val/Su Net:	116.97
Final Total:	356400	Val/Su SzAd	215.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,018	76.470	77,851
FFL	First Floor	1,018	134.170	136,580
TQS	3/4 Story	638	134.170	85,530
WDK	Deck	353	8.790	3,102
EFP	Enclos Porch	20	72.230	1,445

Net Sketched Area:	3,047			Total:	304,508
Size Ad	1655.5	Gross Are	3259	FinArea	2419

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0001-0009.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1980	18.09	T	31.2	101			6,400			6,400
2	Frame Shed	D	Y	1	6X10	A	AV	2000	0.00	T	15.2	101						
2	Frame Shed	D	Y	1	6X10	A	AV	2012	0.00	T	5.6	101						

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400